



Singapore Agri-Space Sales 2026

Tender Briefing – Tender Reference No. SFA000/(R)001(26)

8 June 2026

Briefing Etiquette

Muted During Presentation



All participants will be muted during the presentation. Please note down your questions along with relevant slide numbers for the Q&A session at the end.

Raise Hand for Q&A



Use the "Raise" feature in your video conferencing app when you wish to speak. You will be unmuted when invited.

Introduce Yourself



When invited, please state your name and organisation before asking your question. Mention the slide number if your question refers to a specific slide.

Disclaimer



This briefing provides a general overview. Tenderers must review the complete tender documents on SFA's website. In any discrepancy, the tender documents take precedence.

Overview

1 Tender Information

- Land Parcels for Tender
- Development Guidelines
- Key Technical & Regulatory Considerations
- Allowable Produce
- Tender Evaluation Criteria

2 Tender Process & Requirements

- Key Timelines
- Submission Guidelines
- Payment Requirements
- Key Risks & Considerations

3 Key Reminders & Enquiries

4 Q&A

This briefing is intended to provide a general overview of the tender. Tenderers are advised to carefully review the complete set of tender documents available on SFA's website for the full requirements and specifications. In the event of any discrepancy, the tender documents will take precedence. Tenderers should refer to the tender documents as the official source of information.



Tender Information

Land Parcels, Development Guidelines, Technical & Regulatory Considerations, Allowable Produce, Evaluation Criteria

1. Tender Information – Land Parcels for Tender

LCK 218

Location	Neo Tiew Harvest Lane
Lot No.	MK12-01815W
Land Area	17,912.0m ²
Permitted Use	Vegetable Farming
Lease Term	20 years
Fixed Sale Price	\$408,000

ST 281

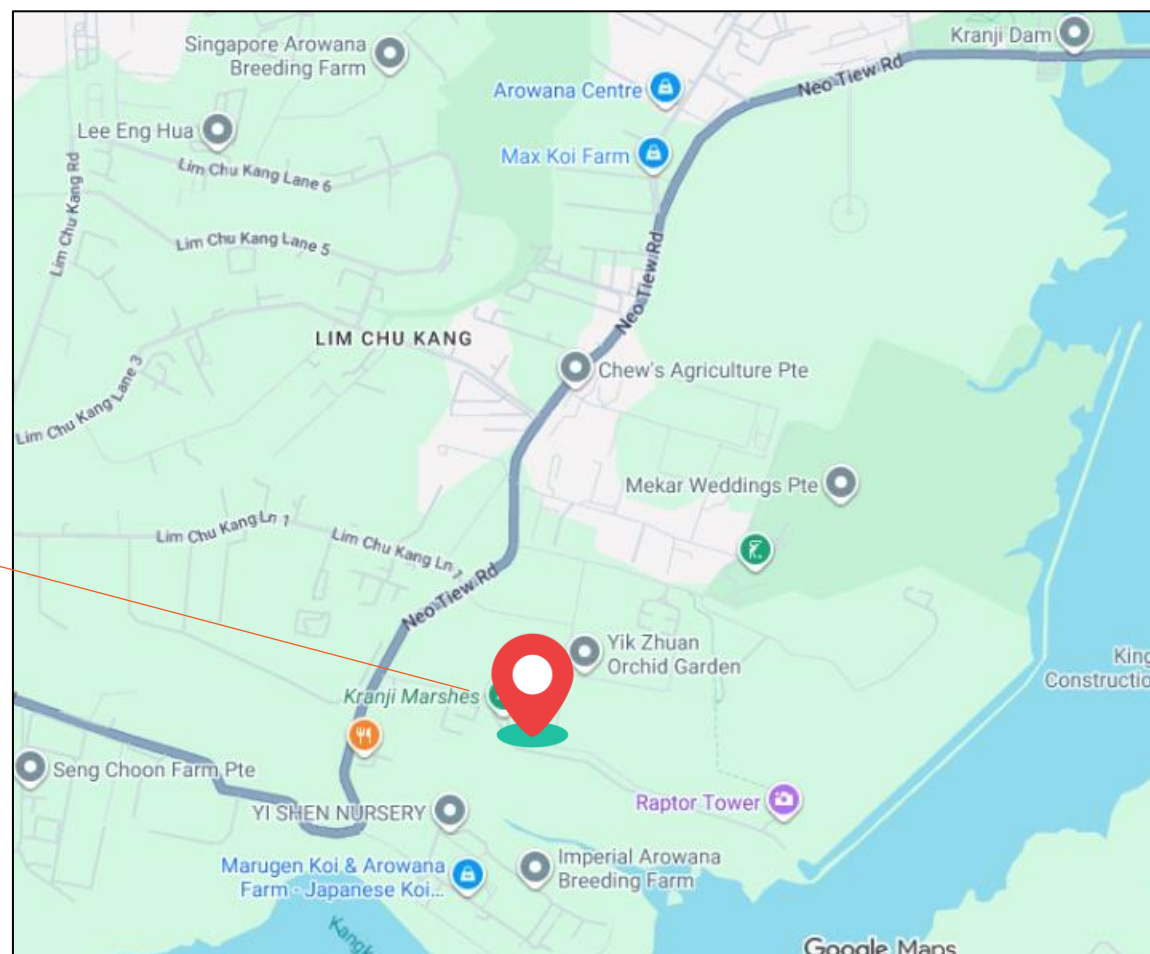
Location	Sungei Tengah Lane
Lot No.	MK11-03745L, with adjoining MK11-80000P
Land Area	17,762.9m ²
Permitted Use	Vegetable Farming
Lease Term	20 years
Fixed Sale Price	\$409,000

Fixed Price Tender

Evaluation is based on the quality and feasibility of the tender proposal

1. Tender Information – Plots for Tender

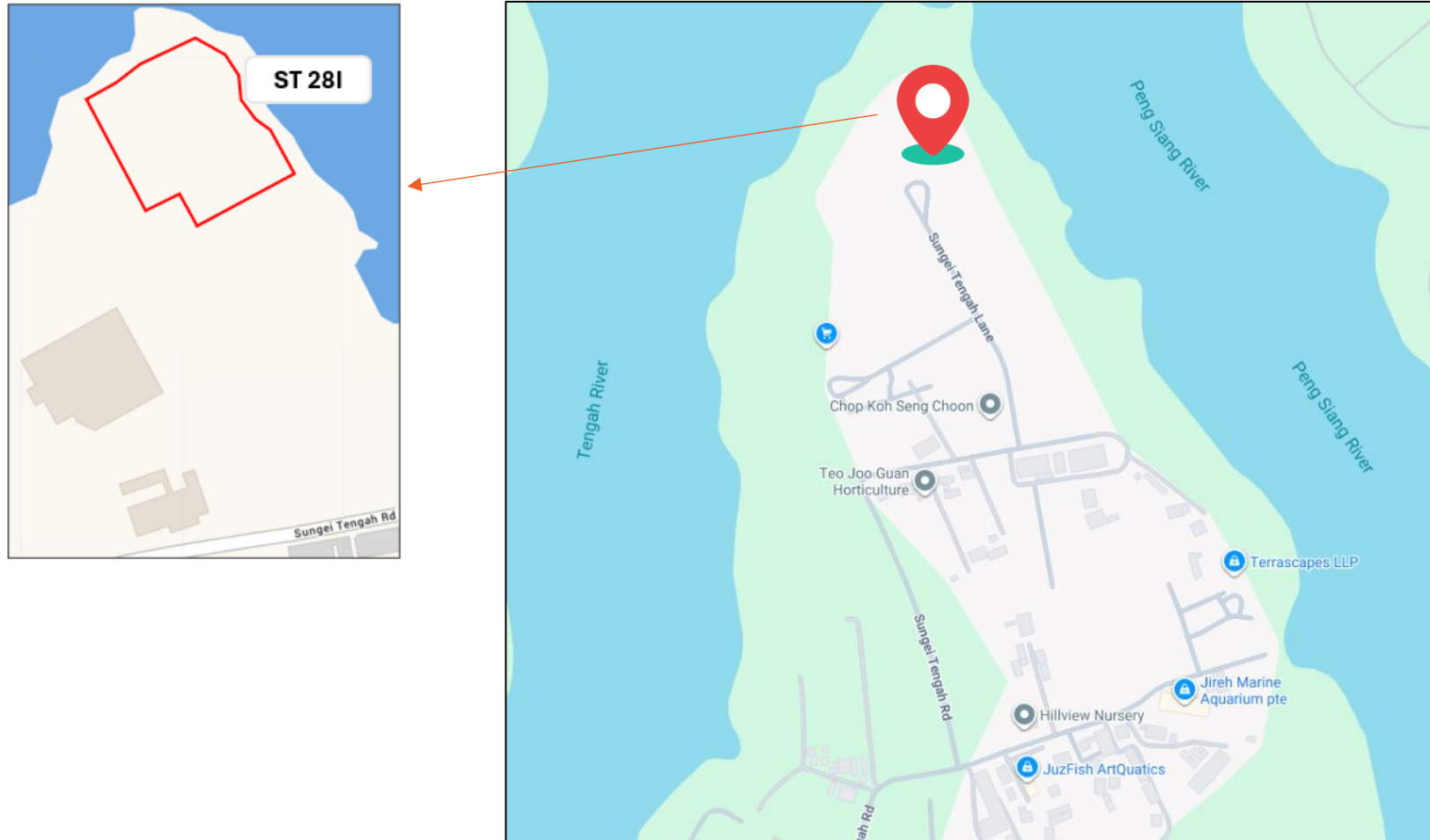
Lim Chu Kang



Full site plans, control plans and certified plans are available in the Technical Information Booklets in the tender documents.

1. Tender Information – Plots for Tender

Sungei Tengah



Full site plans, control plans and certified plans are available in the Technical Information Booklets in the tender documents.

1. Tender Information – Development Guidelines

As specified in Appendix A (Detailed Guidelines) and Appendix C (Form of Lease)

At least 90% of land area must be used for production-related uses

Production Uses

- Cultivation System (e.g. Greenhouse, Nursery, Germination Room)
- Packing/Processing/Sorting Facility
- Store Room
- Loading/Unloading Bay
- Coldroom
- Bin Centre
- Water Storage Space, Tanks
- Research & Development, Laboratory Facility
- Wastewater Treatment Facility
- Solar Harvesting System
- Waste-to-energy/Waste Recovery/Compost System

Ancillary uses' floor areas are capped

Ancillary Uses (Refer to next slide)

- Worker's Quarter¹
- Office¹
- Carpark

1 – Worker's Quarter and Office shall be used solely for supporting the development and farming on the Land

Other Ancillary Uses ²	Max Area
Snack Bar, café, restaurant, includes outdoor refreshment area, retail outlets - For sale of farm and non-farm products, e.g. souvenirs	200 sqm
Visitor Centre - For use as a museum or education centre to showcase farm related exhibits, local history, etc.	200 sqm

2 – Any proposal for other ancillary uses is subjected to the approval of SFA and relevant authorities. Land Betterment Charge/Additional Land Premium will be levied where applicable. SFA's endorsement and planning approval by URA are required.

The Lessee shall seek prior written consent from SFA and relevant authorities for the proposed production, production-related and ancillary uses via plan submission on CORENET

1. Tender Information – Key Technical & Regulatory Considerations

- Developments are subject to the requirements of relevant authorities
- Tender evaluation does not constitute regulatory approval
- Tenderers are responsible for:
 - Assessing regulatory feasibility
 - Engaging Qualified Persons (QP) and consultants
- Key constraints to consider:
 - Site-specific planning controls (e.g. building height limits, setbacks, access and circulation requirements)
 - Infrastructure constraints (e.g. water supply limits, drainage capacity, utilities provision)
 - Environmental requirements (e.g. buffer zones, effluent discharge, pollution control measures)
 - Operational constraints (e.g. proximity to sensitive uses, noise considerations, safety requirements)
- Requirements may vary across plots and are indicative and non-exhaustive. Tenderers should refer to the Technical Information Booklets and consult relevant authorities for full requirements
- Proposals must remain within the permitted vegetable farming use for these land parcels. Proposals outside the allowable use set out in the tender documents would not be considered

1. Tender Information – Allowable Produce

- Allowable produce: Leafy vegetables, fruited vegetables, mushrooms
- Tenderers will be assessed based on their proposed Potential Production Output (PPO)
- PPO refers to the annual production output declared in the tender submission

**Allowed to
be Produced**



Leafy Vegetables

Count towards PPO



Fruited Vegetables



Mushrooms

Does not count towards PPO



Fruits

**Not Allowed
to be
Produced**



Cereal



Beansprouts

1. Tender Information – Tender Evaluation Criteria

- Evaluation is based on the overall quality and feasibility of the proposal

Tender Evaluation Criteria		Maximum Score
Track Record	Production Track Record	10%
	Relevant Experience / Qualifications	10%
Production Capability	Potential Production Output (critical criteria)	30%
	Worker Productivity	10%
	Innovation (such as resource and energy efficiency)	20%
Business Sustainability	Business Plan & Construction Cost	10%
	Proof of Funds	10%
Total		100%

1. Tender Information – Tender Evaluation Criteria

Production Track Record (10%)

- Based on average annual productivity for recent years (e.g. 2023-2025 or latest available data)
- Tenderers must:
 - Provide supporting documents to substantiate production
 - Local farms may indicate if SFA should refer to previously submitted data

1. Tender Information – Tender Evaluation Criteria

Relevant Experience / Qualifications (10%)

- Experience in:
 - Commercial farming
 - Business management
- Relevant qualifications of:
 - Shareholders
 - Key management staff (e.g. CEO, COO, key technical staff)
- Acceptable qualifications include:
 - Agriculture-related (e.g. horticulture, agronomy, plant science)
 - Other relevant disciplines (e.g. engineering, business, computing)

1. Tender Information – Tender Evaluation Criteria

Potential Production Output (PPO) (30%)

- PPO must be based on leafy vegetables, fruited vegetables, and mushrooms
- Submission should include sufficient details to support the proposed output, including:
 - Production plan
 - Resources and systems
 - Delivery and ramp-up
 - Risks and mitigation
- The evaluation committee may discount or disregard PPO if the proposal is assessed to be incomplete or not viable
- **Failure to provide PPO will result in disqualification from evaluation**

1. Tender Information – Tender Evaluation Criteria

Worker Productivity (10%)

- Worker Productivity = $\text{PPO} \div \text{Number of farming staff}$

1. Tender Information – Tender Evaluation Criteria

Innovation (20%)

- Tenderers are evaluated on proposed measures in areas such as:
 - Productivity and Resource Efficiency (e.g. reducing energy, water and inputs)
 - Sustainability and Environmental Management (e.g. reducing environmental impact)
 - Operational Resilience (e.g. improving system reliability and risk management)
 - Automation and Systems Integration (e.g. reducing manpower dependency)

1. Tender Information – Tender Evaluation Criteria

Business Sustainability (20%)

- Tenderers must provide:
 - Construction cost estimates
 - Supported by recent quotations from Singapore-based consultants/contractors
 - Business plan
 - Revenue projections
 - Cost projections
 - Profit projections
 - Proof of funds
 - Available funds, financing or audited financials
 - DP Credit Rating Report (if any)

2

Tender Process & Requirements

Timelines, Submission Guidelines, Payment, Risks & Considerations

2. Tender Process & Requirements – Key Timelines

Tender Launch

- Download tender documents from SFA website
- Review all requirements and supporting materials
- Prepare:
 - Form of Tender
 - Tender Proposal Form
 - Supporting documents
 - Tender deposit and processing fee

Tender Close

- Submit hardcopy and electronic copy (in thumb drive) in a single sealed submission
- Deadline: **28 July 2026, 12pm (Singapore Time)**
- Late or non-compliant submissions will not be accepted

Tender Evaluation & Award

- Shortlisted tenderers may be invited for interview
- Tender results are expected to be announced by 4Q2026

2. Tender Process & Requirements – Submission Guidelines

Requirements

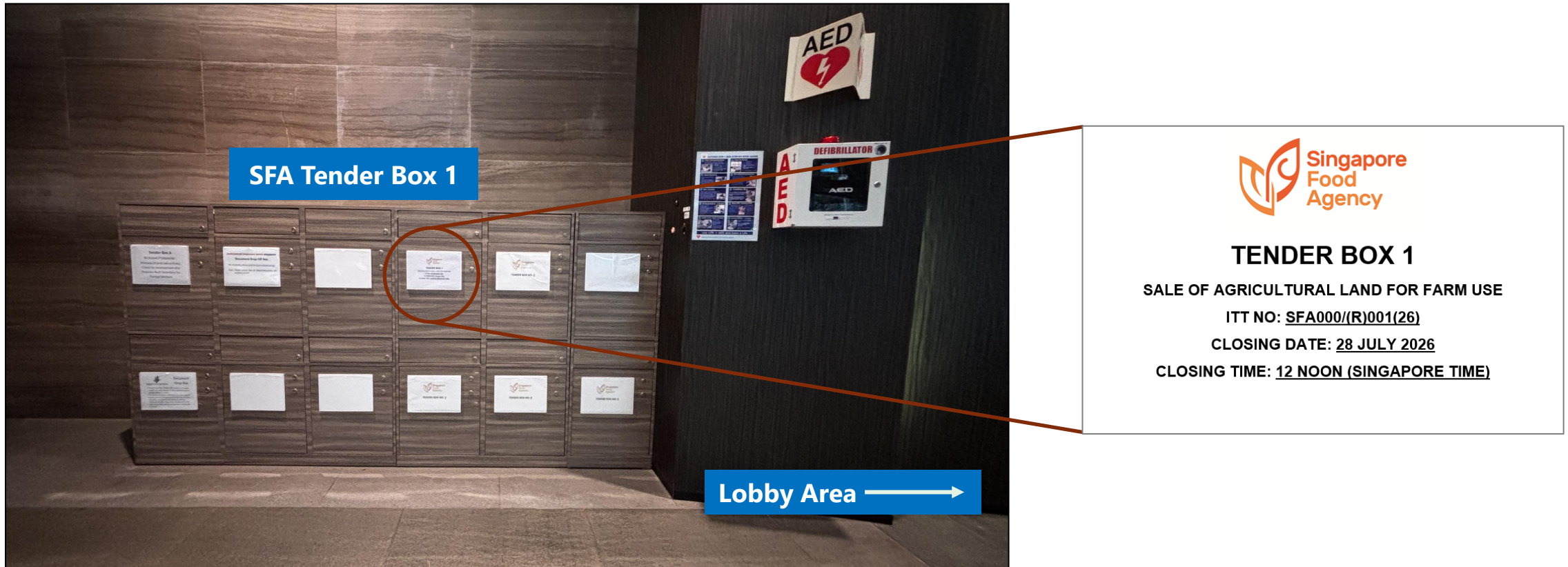
- Complete all required forms using the prescribed templates
- Ensure all key information is included directly in the Tender Proposal Form
- Submit only one proposal per tenderer
- Tenderers may indicate interest in multiple land parcels in the Form of Tender
- If applying for multiple plots, tenderers must ensure that for each plot:
 - Sufficient proof of funding is provided
 - Development completion (TOP/CSC) can be achieved within the required timeframe
 - Production output (PPO) can be met within the stipulated timeline

Common Pitfalls

- Missing or incomplete required forms
- Key information omitted from Tender Proposal Form
- Inconsistent data across sections
- Failure to meet submission requirements at Tender Close
- Failure to submit the full tender deposit

2. Tender Process & Requirements – Submission Guidelines

- Location of SFA Tender Box 1



Please ensure that your envelope is securely sealed

2. Tender Process & Requirements – Payment Requirements

At Tender Submission

- Tender Deposit and Processing Fee
 - Payable by tender closing deadline (i.e. 28 July 2026, 12pm)
 - For multiple land parcels:
 - Separate deposits required for each selected land parcel

Upon Tender Award (for Successful Tenderers)

- Stamp Duty
 - Payable within 14 days of receiving Tender Acceptance Letter
- 25% of Fixed Sale Price (subject to GST)
 - Less tender deposit already paid
 - Payable within 28 days of acceptance

Before Lease Commencement (for Successful Tenderers)

- Remaining 75% of Fixed Sale Price (subject to GST)
- Cadastral Survey Cost
 - Payable within 90 days of acceptance

2. Tender Process & Requirements – Key Risks & Considerations

Regulatory & Planning

- Insufficient consideration of agency requirements and regulatory constraints
- Delays due to incomplete or non-compliant submissions



Plan early:

- Engage Qualified Persons (QPs) & consultants
- Ensure design complies with all requirements before submission

Development & Delivery

- Delays affecting Project Completion Period (PCP)
- Selection of contractors or QPs with limited relevant experience or track record
- Over-commitment across multiple land parcels



Plan realistically:

- Assess resources and timelines across all parcels
- Ensure capability to deliver within required timeframe

Commercial & Operations

- Over-optimistic PPO assumptions
- Challenges in produce offtake
- High waste management and operating costs



Plan sustainably:

- Develop realistic production and business plans
- Ensure viable offtake strategy and cost management



Key Reminders & Enquires 

3. Key Reminders & Enquiries

Important Notes

- Withdrawal after tender submission:
 - Tender deposit will be forfeited
 - Tenderer may be subject to debarment from future Government tenders
- Non-compliance with Conditions of Tender post award may result in:
 - Termination of agreement
 - Forfeiture of monies paid
 - Repossession of land and re-tendering the premises
 - Debarment from future Government tenders
 - Recovery of losses and expenses incurred

Enquiries & Clarifications

- Tender documents, Q&A and briefing materials are available on SFA website
- The tender briefing slides, along with any additional questions raised during today's briefing, will be uploaded to the same website
- All enquiries should be directed to landsales@sfa.gov.sg
- Tenderers are advised to check the tender webpage regularly for the updated list of Q&A
- Tenderers are expected to respond fully and accurately to clarification requests within the stated timeline

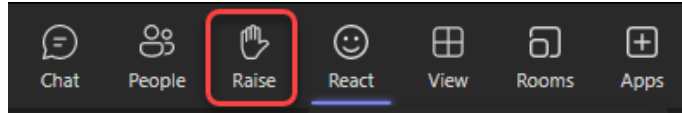


Q&A



4. Q&A

- Use the “Raise” feature if you wish to ask a question



- We will unmute you to share your question
- Please state your name and organisation when invited
- Indicate the relevant slide number, where applicable